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ROUTING AND RECORD SHEET

SUBJECT: (Optional)

Scattergood-Thorne Property Development Proposal

FROM:

EXTENSION

NO.

OL 4052-87

DATE

01 Apr 87

C/IMSS/OL

TO: (Number, designation, room number, and building)

DATE

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1.

D/OL

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Jm

Attached is the summary of the OL proposals for development of the Scattergood-Thorne property and the completed forms we intend to forward to the DDA representative. Please review this information and indicate your concurrence by initialing this routing sheet. Please note that we are expected to forward the package this Friday, 3 April. Thank you.

Tony

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8. C/IMSS/OL

ATTN: John

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you parking under any
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conveniently available at Tanke
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agree with truck deliveries
which will create
undesirable numbers
of trucks

STAT 610 USE PREVIOUS EDITIONS

2 APR 1987

MEMORANDUM FOR: Director of Logistics

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FROM:

Chief, Information and Management Support
Staff, OL

SUBJECT: Scattergood-Thorne Property Development
Proposals

1. IMSS has received all of the Scattergood-Thorne (S-T) property proposal responses from OL Divisions and Staffs. We have reviewed the proposals and, prior to submission to the DDA representative on the S-T assessment committee (and release to the other Directorate representatives 6 April), offer the summary of the OL proposals for your review. Also attached are copies of completed submittal forms should you desire to peruse that information. We recommend that you concur with these proposals, indicated by initialing the routing sheet, and return to IMSS so that we may forward them to the DDA representative by 3 April.

2. A prime historical commitment by the Agency concerning the Headquarters Campus has been the preservation of the natural, parklike setting. The Agency is on record as opposing unlimited commercial growth and destruction of the rural atmosphere of the general surrounding area. In addition we are morally obligated to satisfy the wishes of our neighbors to the extent feasible and practical within our operational responsibilities. The impact of significantly increased traffic on the three major highways in the area is a genuine, viable and established constraint upon further development of the Headquarters Campus. Consequently, we believe at this time it is impractical to suggest any proposal that would be in conflict with the aforementioned facts.

3. Every OL component response suggested an Agency Conference Center and additional parking areas.

4. Two suggestions surfaced for the Child Day Care Center.

OL-4052-87



~~ADMINISTRATIVE - INTERNAL USE ONLY~~

SUBJECT: Scattergood-Thorne Property Development Proposals

5. One each proposal was suggested for the following facilities:

- Central, remote truck delivery receiving point
- Student-trainee housing
- Visual media theatre/auditorium seating 1,000
- Seasonal equipment storage area
- Visitor - contractor remote parking area
- Computer Center
- Additional office space

6. IMSS supports a plan to utilize the Scattergood-Thorne and GSA properties (approximately forty acres) as a multi-use extension of the Headquarters Campus. Listed individually our proposal includes:

- An Agency Conference Center with a visual media theater, plus outdoor fitness area, including an EAA previously funded ballfield
- Visitor-contractor parking areas (located on the GSA-VEPCO easement land)
- Truck delivery receiving area
- Seasonal equipment storage site

7. The Agency Conference Center should accommodate twenty, single overnight guests (flexible to forty by double accommodations). The Manor House and guest house should be renovated for use as an axis of the conference center. Multi-purpose meeting rooms, a dining hall and a visual media theater (seating approximately 1,000) are desired. Parking for conferees and administration personnel will be provided in a clustered, natural, tree shaded atmosphere. We suggest that the mature trees on the entire property not be disturbed and that all construction occur in existing open areas. No additional entrance to the Headquarters Campus is anticipated. The current driveway is approximately six hundred (600) feet long, running from the access road. Combined with this conference center will be outdoor physical fitness facilities such as: jogging paths, tennis courts, outdoor exercise areas, picnic tables, walking trails, horseshoe pits, badminton/volleyball courts - all within the Manor House area in its natural setting. The EAA ballfield would be constructed on the extreme south-west corner of the S-T property, abutting the abandoned Nike Road, but separated by fence from the conference center general area. Parking for this activity would employ the existing access road, the nearby Fairfax county park parking and the proposed visitor-contractor parking areas.

SUBJECT: Scattergood-Thorne Property Development Proposals

8. Visitor and contractor parking areas should be located on the GSA portion of land which contains the VEPCO power line easement and utility lines. This is a narrow (75' - 275' width X 2,000' length) strip of land unsuitable for most conventional development purposes. However, it is relatively level terrain which is well proportioned for use as a remote parking area for visitors and contractors with access and egress during non-peak traffic hours only. Access from a mid-point position on Turkey Run Road could provide a natural and safe traffic management flow pattern, and not interfere with traffic in the Route 193 area. If required, busing could be provided from the nearby Agency motor pool.

9. The truck delivery receiving-control point should be located off the Turkey Run Road/access gate number three area, at the North-West corner of the GSA property. This is the widest portion of the GSA property and could provide sufficient area for large trucks to enter-exit without backing up. We suggest a drive through facility to handle all outside deliveries at this location, prior to transshipment to the main Headquarters Campus by Agency employees.

10. The accumulation of snow removal/grass cutting type seasonal equipment and the relative closeness of the motor pool to the North Tower of the NHB requires that an alternate storage area for the equipment be obtained. Relocation would free up space around the motor pool and remove a potential eye sore from the Turkey Run Road approach to the back gate. There is a cleared area at the North-West corner of the S-T property (behind the motor pool) which could provide ample space for this seasonal equipment and permit it to be hidden from the view and scrutiny of most employees, visitors or contractors at the Headquarters Campus.

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Attachment

Distribution:

Orig - Addressee w/a
✓ 1 - OL Files w/a
1 - IMSS Official w/a
1 - IMSS Chrono w/a

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OL/IMSS/JS:bp/ (01Apr87)

SCATTERGOOD-THORNE SITE UTILIZATION PROPOSAL

REQUESTING OFFICE/DIRECTORATE:

- Office of Logistics/DDA

PROPOSED SITE UTILIZATION:

- Intelligence Community shared Conference Center Retreat Facility
- 15 acres - within open space
- Three buildings - 50,000 sq. ft. total
- \$9 million
- Accommodations for 100+ people - plus permanent staff
- 3 year project
- 200 surface parking spaces and helipad
- Agency controlled access

PURPOSE AND NEED OF PROPOSED USE:

- Provide the Intelligence Community (IC) a Metropolitan Washington Area (MWA) center to house approximately 100 conferees with a secure, limited access, overnight facility containing limited recreational opportunities within 20 miles of all IC agencies and adjacent to the main office of the DCI
- Documented NBIB requirement for and supporting of an Intelligence Community Conference Retreat Center (NSA proposal - supported by DIA, DEA, Army Intel, AF Intel, CIA, State, Treasury, FBI)

BENEFITS OF PROPOSED USE:

- Satisfy the need for a shared Intelligence Community Retreat facility
- Provide a service of common concern with shared funding arrangement
- Limit impact of minimal additional traffic to Langley area via non-peak hour arrival/departures

RELATIVE RANKINGS OF BENEFICIARIES OF SUCH USE:

- AGENCY 3 ; INTEL COMM. 1 ; DDA 4 ; DCI 2 ; DDI 4 ; DDO 4 ; DDS&T 4

POSITIVE AND NEGATIVE ASPECTS OF SUCH USE:

<u>PROS</u>	<u>CONS</u>
<ul style="list-style-type: none">◦ Secure conference center◦ Restricted access with easy accessibility◦ Shared Agency funding◦ Convenient Washington location◦ Multi-purpose facility, easily convertible◦ Adequate site for construction◦ Minimal requirement for basic utilization◦ Minimal addition of personnel/traffic in peak hours◦ Low intensity development - preservation of natural open space character	<ul style="list-style-type: none">◦ Dedication of approximately 50% of usable S-T property◦ Establishing priority of IC Requirements◦ Minor addition of personnel/traffic to 123 corridor◦ Competition for scarce resources◦ Coordination of multi-agency B&F procedures and funding requirements

SCATTERGOOD-THORNE SITE UTILIZATION PROPOSAL

REQUESTING OFFICE/DIRECTORATE:

°DA/OL

PROPOSED SITE UTILIZATION:

°Day Care Center

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PURPOSE AND NEED OF PROPOSED USE:

°Fully staffed day care center for staff employees'

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BENEFITS OF PROPOSED USE:

°Convenience for parents of small children
°Give the Agency another benefit to employees
°Makes the Agency more appealing to prospective employees
°Possible reduction of maternity leave time

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RELATIVE RANKINGS OF BENEFICIARIES OF SUCH USE:

° AGENCY 1 ; INTEL COMM. X ; DDA 2 ; DCI 2 ; DDI 2 ; DDO 2 ; DDS&T 2

POSITIVE AND NEGATIVE ASPECTS OF SUCH USE:

<u>PROS</u>	<u>CONS</u>
°Save time and money for employees	°Potential problems with covert employees
°Give employees relative "peace of mind" regarding the care that their children receive	°Possible problems with budget
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SCATTERGOOD-THORNE SITE UTILIZATION PROPOSAL

REQUESTING OFFICE/DIRECTORATE:

°SS/OL/DDA

PROPOSED SITE UTILIZATION:

- °Agency Conference Center
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PURPOSE AND NEED OF PROPOSED USE:

- °Accommodate the increasing need for nearby, secure conference facilities
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BENEFITS OF PROPOSED USE:

- °Reduce the expenses associated with travel and accommodations at off site locations. e.g. hotels, conference centers.
- °Reduce the requirements to provide safes and counteraudio sweeps at the Conference Centers rented by the Agency
- STAT °Supplement the demands for space
- °Limit peak hour traffic on Route 123 and 193
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RELATIVE RANKINGS OF BENEFICIARIES OF SUCH USE:

° AGENCY 1 ; INTEL COMM. 4 ; DDA 2 ; DCI 2 ; DDI 2 ; DDO 2 ; DDS&T 2

POSITIVE AND NEGATIVE ASPECTS OF SUCH USE:

PROS	CONS
°Reduced long-term expenses	°Additional non-budgeted funding
°Physical and technical enhancement factored in at the time of construction	°Minor impact upon highway traffic
°Multi-purpose secure facility	°Too close to Hqs, conferees could be called away from conference
°Retain pastoral atmosphere of S-T property	°
°Minimal addition of traffic/personnel	°
°Adequate site for Conference Center	°
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SCATTERGOOD-THORNE SITE UTILIZATION PROPOSAL

REQUESTING OFFICE/DIRECTORATE:

° IMSS/OL/DDA

PROPOSED SITE UTILIZATION: Multi-Use Facility:

° Secure Agency Conference/Outdoor Fitness Center/Truck Delivery Receiving Point/Visitor-Contractor Parking/Seasonal Equipment Storage Area

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PURPOSE AND NEED OF PROPOSED USE:

° Provide a nearby secure conference area with a supplemental auditorium and physical fitness facility - plus visitor/contractor parking areas/prohibit truck deliveries from main campus/store seasonal equipment in a protected and hidden area

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BENEFITS OF PROPOSED USE:

° Reduce the demand for commercial, non-secure conference facilities
° Reduce per diem/travel expenses
° Limit peak hour traffic on Route 123 and 193
° Supplement demands for space
° Separate visitor-contractor parking areas
° In consonance with the Agency master plan
° Meet requirements of all components
° Available for all employees

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RELATIVE RANKINGS OF BENEFICIARIES OF SUCH USE:

° AGENCY 1 ; INTEL COMM. 4 ; DDA 2 ; DCI 2 ; DDI 2 ; DDO 2 ; DDS&T 2

POSITIVE AND NEGATIVE ASPECTS OF SUCH USE:

<u>PROS</u>	<u>CONS</u>
° Agency controlled secure conf. area	° Additional non-budgeted funding
° Economically feasible	° Dedication of approximately 50% useable S-T property
° Additional conference/auditorium/classroom space	° Too close to Hqs for total withdrawal
° Minimal addition of traffic/personnel	° Minor additional impact upon highway traffic
° Retain natural pastoral atmosphere	° Small maintenance staff required to operate conference center (18 people)
° Provide a close-by accessible retreat	° Criteria for priority useage
° Enable Agency employees to exercise within the compound	° Existing buildings must be renovated
° Return the EAA Ballfield	
° Open to all Agency activities	
° Restrict deliveries from main campus	
° Minimal Expenditure of funds	

SCATTERGOOD-THORNE SITE UTILIZATION PROPOSAL

REQUESTING OFFICE/DIRECTORATE:

°FMD/OL/DDA

PROPOSED SITE UTILIZATION:

°Additional employee parking

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PURPOSE AND NEED OF PROPOSED USE:

STAT°Projected shortfall in parking spaces when NHB is occupied

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BENEFITS OF PROPOSED USE:

°Enable Agency employees to park within Hqs. campus
°Place the Agency in a more favorable position as to recruitment/
retention of new employees
°Discourage parking outside Agency campus in residential area

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RELATIVE RANKINGS OF BENEFICIARIES OF SUCH USE:

° AGENCY 1 ; INTEL COMM. 7 ; DDA 2 ; DCI 2 ; DDI 2 ; DDO 2 ; DDS&T 2

POSITIVE AND NEGATIVE ASPECTS OF SUCH USE:

PROS

°Satisfy parking requirements
°Strengthen recruitment potential
°Improve security practices
°Reduce number of vehicles parked
on nearby McLean roads

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CONS

°Master plan requires ammendment
°Permission for additional
parking must be authorized
°Former commitments to respective
Agencies, commissions,
associations, etc. must be
rescinded

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SCATTERGOOD-THORNE SITE UTILIZATION PROPOSAL

REQUESTING OFFICE/DIRECTORATE:

°P&PD/OL/DDA

PROPOSED SITE UTILIZATION:

°Student-Trainee Housing Area

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PURPOSE AND NEED OF PROPOSED USE:

- °Provide temporary secure housing and administration facility for potential employees and student-trainees (co-ops)
- °Reduce long-term costs associated with recruitment, ie transportation, travel, housing, subsistence reimbursements

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BENEFITS OF PROPOSED USE:

- °Increased security practices
- °Maximization of time, appointment scheduling
- °Potential recruitment advantage
- °Reduce impact of metropolitan cost of living to university students

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RELATIVE RANKINGS OF BENEFICIARIES OF SUCH USE:

° AGENCY 1 ; INTEL COMM. 5 ; DDA 2 ; DCI 2 ; DDI 2 ; DDO 2 ; DDS&T 2

POSITIVE AND NEGATIVE ASPECTS OF SUCH USE:

PROS

- °Reduced traffic
- °Applicant availability
- °Security and convenience
- °Reduced initial cost for applicants
- °Per diem eliminated
- °Recruitment enhancement

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CONS

- °Unbudgeted initiative
- °Requires master plan ammendment
- °Scheduling priorities
- °Minimal additional parking
- °Cost reimbursement policy

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SCATTERGOOD-THORNE SITE UTILIZATION PROPOSAL

REQUESTING OFFICE/DIRECTORATE:

° IMSS/OL/DDA

PROPOSED SITE UTILIZATION:

° Visitor/contractor parking area
° (GSA - portion only)

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PURPOSE AND NEED OF PROPOSED USE:

° The parking requirements coincidental with occupancy of the NHB require that all visitor/contractor parking be located away from the existing parking areas to permit additional employee parking

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BENEFITS OF PROPOSED USE:

° Return close-in parking to Agency employees
° Provide a separate parking area for visitors and a second area for contractors
° Feasible use of the GSA land containing VEPCO easement for electric utility lines
° Help to satisfy projected shortfall in overall parking situation at Hqs

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RELATIVE RANKINGS OF BENEFICIARIES OF SUCH USE:

° AGENCY 1 ; INTEL COMM. 5 ; DDA 2 ; DCI 2 ; DDI 2 ; DDO 2 ; DDS&T 2

POSITIVE AND NEGATIVE ASPECTS OF SUCH USE:

<u>PROS</u>	<u>CONS</u>
° Visitors and contractors would be segregated from Agency parking areas	° Requires entrance - exit areas on to Turkey Run Road
° Most efficient and economical use of VEPCO easement land	° Transportation should be provided from parking area to Hqs. Bldg.
° Provides additional parking space for Agency employees on Hqs. compound	° Additional hours required of SPOs at the Turkey Run gate
° Reduce the amount of traffic at the congested 123 Main entrance	°
° Restrict traffic to non-peak hours only	°

SCATTERGOOD-THORNE SITE UTILIZATION PROPOSAL

REQUESTING OFFICE/DIRECTORATE:

°FMD/OL/DDA

PROPOSED SITE UTILIZATION:

°Special equipment storage/Agency delivery receiving area

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PURPOSE AND NEED OF PROPOSED USE:

°Accommodate increased numbers of seasonal equipment due to addition of New Hqs. Building

°Provide a remote, central, secure receiving area to receive incoming deliveries for the Agency Hqs. campus

°Transfer potential terrorist threat to Hqs. complex away from main building

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BENEFITS OF PROPOSED USE:

°Remove seasonal equipment from operational space

°Prohibit all deliveries to the main Hqs. office complex

°Permit defined, logical storage area

°Increased level of security

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RELATIVE RANKINGS OF BENEFICIARIES OF SUCH USE:

° AGENCY 1 ; INTEL COMM. 7 ; DDA 2 ; DCI 3 ; DDI 4 ; DDO 4 ; DDS&T 4

POSITIVE AND NEGATIVE ASPECTS OF SUCH USE:

PROS

°Minimal expenditure of funds
°Assists in general beautification of contingent Hqs. grounds
°Net parking space increased
°Limits truck traffic to 193 entrance
°Provides a safe, remote, central, secure, receiving site for all shipments to the Hqs. campus
°Higher security posture for Hqs. campus

CONS

°Requires additional personnel to service truck traffic
°Increases traffic on Rt. 193
°Requires construction of a receiving center
°Neither requirement is budgeted
°Construction of exit/entrance zones on to Turkey Run Road
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SCATTERGOOD-THORNE SITE UTILIZATION PROPOSAL

REQUESTING OFFICE/DIRECTORATE:

°P&PD/OL/DDA

PROPOSED SITE UTILIZATION:

°Visual Media Center

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PURPOSE AND NEED OF PROPOSED USE:

°Provide a state-of-the-art facility to accommodate groups of up to 1,000 for exchange of information via visual medium techniques

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BENEFITS OF PROPOSED USE:

°Enable existing auditorium to satisfy increasing demands for lectures, addresses and other "live" oral presentations

°Provide the Intelligence Community with a modern large theater to present various visual medium productions

°Permit up to 5% of the Agency population to attend a given production at one time

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RELATIVE RANKINGS OF BENEFICIARIES OF SUCH USE:

° AGENCY 1 ; INTEL COMM. 2 ; DDA 3 ; DCI 3 ; DDI 3 ; DDO 3 ; DDS&T 3

POSITIVE AND NEGATIVE ASPECTS OF SUCH USE:

PROS

- °Provide a 1,000 seat auditorium
- °Satisfy increasing demands for a large meeting center
- °Create a state-of-the-art visual media facility
- °Permit the Hqs. auditorium to close down to remove asbestos and be renovated
- °Enable the Intelligence Community to schedule more events at the Hqs. campus
- °Limit additional traffic to non-peak hours

CONS

- °Unfunded initiative
- °Master plan must be amended
- °Additional traffic
- °Scheduling priorities
- °Minimal additional parking - or bus transportation required
- °Selecting an acceptable design

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